

**REGULAR MEETING
PLANNING BOARD
PORTSMOUTH, NEW HAMPSHIRE**

**EILEEN DONDERO FOLEY COUNCIL CHAMBERS
CITY HALL, MUNICIPAL COMPLEX, 1 JUNKINS AVENUE**

**7:00 PM
2009**

MAY 21,

AGENDA

I. PUBLIC HEARINGS

A. The application of the **City of Portsmouth, Owner**, for property located **off Ceres Street** and **Portsmouth Navigation Corp, Owner**, for property located at **34 Ceres Street**, wherein Preliminary and Final Subdivision Approval (Lot Line Revision) is requested between two lots having the following: Lot 46 as shown on Assessor Plan 106 decreasing in area from 5,141 \pm s.f. to 5,131 \pm s.f. and continuous street frontage on Ceres Street increasing from 90' to 99' and Lot 45 as shown on Assessor Plan 106 increasing in area from 11,339 \pm s.f. to 11,349 \pm s.f. and continuance street frontage on Ceres Street decreasing from 172' \pm to 161' \pm , and lying in a district where a minimum lot area of 1,000 s.f. and no continuous street frontage is required. Said properties are shown on Assessor Plan 106 as Lots 45 and 46 and lie in the Central Business A District, Historic District A and the Downtown Overlay District (DOD). *(The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived).*

B. The application of the **City of Portsmouth, Owner, and TCG New Jersey, Inc., Applicant**, for property located in the **Echo Avenue Right of Way**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the placement of 4" PVC conduits for installation of buried fiber optic cable, connecting between existing utility poles, all within an Inland Wetlands Protection District. Said property is shown between Assessor Plan 238, Lot 2 and Assessor Plan 237, Lots 56 & 57, and lies within the General Business district and the Single Residence B District. *(The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived).*

C. The application of **Bruce and Suzanne Phinney, Owners**, for property located at **165 Bartlett Street**, wherein a Conditional Use Permit is requested as allowed in Article VI, Section 10-608(B) of the *Zoning Ordinance* for the construction of two retaining walls to control run off and erosion of back yard, all within an Inland Wetlands Protection District. Said property is shown on Assessor Plan 158, Lot 10, and lies within the General Residence A district. *(The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived).*

D. The application of **2422 Lafayette Road Associates, LLC, Owner**, for property located at **2454 Lafayette Road**, wherein Site Review approval is requested to construct a 25,500 \pm s.f. retail addition, to construct a 27,350 \pm s.f. stand alone retail building, and to demolish 155 \pm s.f. of existing building to separate the buildings, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 273 as Lot 3 and lies within the General Business district; *(The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived).*

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E. The application of **The Hill Unit Owners Association, Owner**, for property located **off Deer Street and High Street, commonly known as "The Hill"**, wherein Site Review approval is requested to construct eleven new parking spaces with brick pavers, reconstruct the service road entrance at High Street and construct a new loading area, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 118 as Lot 26 and lies within the Historic District A and Central Business B Districts; *(The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived).*

F. The application of **Dilorenzo Real Estate, LLC, Owner**, and **Poco's Bow Street Cantina, Applicant**, for property located at **33 and 37 Bow Street**, and the **City of Portsmouth, Owner**, for property located **off Ceres Street**, wherein Site Review approval is requested for the construction of a new 1,050 ± s.f. deck, after the demolition of an existing deck and patio, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 106 as Lots 46, 48 and 49 and lies within the Historic District A and Central Business A Districts; *(The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived).*

G. The application of **The Edgewood Centre, Owner**, for property located at **928 South Street**, wherein Amended Site Review approval is requested to construct a new 10' x 24' vestibule with airlock entrance and concrete slabs with roof overhang on either side of the entrance, with related paving, utilities, lighting, landscaping, drainage and associated site improvements. Said property is shown on Assessor Plan 221 Lot 87 and lies within the Single Residence B District; *(The Board action in this matter has been deemed to be quasi judicial in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived).*

II. CITY COUNCIL REFERRALS/REQUESTS

A. Request from Joe Hickey, of Blue Athletic, Inc. for property located at 67 Bow Street to install a projecting sign; *(The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.)*

B. Request from Michael Labrie, of Riverhouse Restaurant Group, LLC, for property located at 53 Bow Street to install a projecting sign; *(The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.)*

C. Request from Jodie Curtis, of Re-Enhabit, LLC, for property located at 15 Daniel Street to install a projecting sign; *(The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.)*

D. Request from Mario Giberti requesting to purchase City-owned land located adjacent to 16 Barberrry Lane; *(The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.)*

E. Request from JASK Realty, for property between Bartlett Street and the U.S. Route One By-Pass, to rezone land; *(The Board action in this matter has been deemed to be legislative in nature. If any person believes any member of the Board has a conflict of interest, that issue should be raised at this point or it will be deemed waived.)*

III. ADJOURNMENT

NOTICE TO MEMBERS OF THE PUBLIC WHO ARE HEARING IMPAIRED

If you wish to attend a Planning Board meeting and need assistance, please contact the Human Resources Office at 431-2006 ext. 270 one week prior to the meeting.